WARRANTY DEED

Karen Johnson Davidson County
Batch# 190948 DEEDWARR
02/01/2019 01:39:50 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20190201-0009864

R-VRES-18-207-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William M. Gardner	**SWBC Mortgage**	
(NAME)	(NAME)	
681 Vernon Street	**9311 San Pedro Ave., Ste. 100**	**093-02-3D-005.00-CO**
(ADDRESS)	(ADDRESS)	
Oakland, CA 94610	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH HERBSTER AND CHRISTINE HERBSTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM M. GARDNER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Condominium Unit in Davidson County, Tennessee, being Unit No. 401 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft of record in Instrument No. 20040701-0078141, and First Amendment to the Amended and Restated Master Deed for the Phoenix Loft of record in Instrument No. 20120523-0044645, and as amended by Amended and Restated Master Deed for the Phoenix Loft of record in Instrument Nos. 20050907-0107157 and 20051019-0125906, and amended in Instrument No. 20120523-0044645, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith Herbster and wife, Christine Herbster by Warranty deed from Ward R. Pace of record in Instrument No. 20070504-0053670 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 04, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property regime of Phoenix Loft, and recorded in Instrument Nos. 20040701-0078141; First Amendment to the Amended and Restated Master Deed for the Phoenix Loft of record in Instrument No. 20120523-0044645; Amended & Restated in Instrument Nos. 20050907-0107157 and 20051019-0125906, and amended in Instrument No. 20120523-0044645, Register's Office for Davidson County, Tennessee.
- Charter of Phoenix Loft Homeowner's Association of record in Instrument Nos. 20040701-0078141; 20030407-0046048 and 20101206-0097021, Register's Office for Davidson County, Tennessee.
- Rights of others in and to party walls as set forth in Book 9999, Page 483, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 3rd Avenue N, #401, Nashville, Tennessee 37201**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2019.

Keith Herbster

Christine Herbster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH HERBSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE HERBSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212